

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12316 of the President and Directors of Georgetown College pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to construct an addition to the Heating and Cooling Plant, in the R-3 District at the premises 3800 Reservoir Road, N.W., (Square 1321, Lot 1).

HEARING DATE: April 23, 1977 and May 10, 1977

DECISION DATE: June 15, 1977

FINDINGS OF FACT:

1. The applicant requests permission to build a 11,998 square foot addition to the Heating and Cooling Plant. This addition will be located directly to the south of the existing plant interconnected with that plant, and of the same height and facade as the existing facility.
2. This plant will house a boiler rated at 100,000 lbs/hr. It will provide additional steam capacity to insure adequate heating and cooling supply to the campus buildings.
3. The plant will feature an innovative use of coal as a fuel. It will be constructed under a U.S. Energy Research and Development Administration grant and will be operated under the supervision of ERDA and the Environmental Protection Agency. This method allows the use of coal without the adverse environmental impacts usually associated with coal combustion. This is accomplished by burning the coal with limestone which absorbs the pollutants. Additional equipment captures excess heat and fly ash. The coal and limestone as well as the ashes and spent bed material will be carried to and from the campus by truck using the South Entrance to the campus.
4. The existing heating and cooling facility was approved by the BZA in Orders 8923, 9941, and 9539.

5. The Board heard this case at the same time that it reheard the University Campus Development Plan (BZA Case No. 10814), which rehearing was ordered by the D. C. Court of Appeals. This plant, along with the Student Recreation Complex (BZA Case No. 12302), constitutes the "Immediate Construction" phase of the plan and is totally consistent with the proposed plan.

6. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited University and authorized to confer degrees, and qualifies as a university under the Zoning Regulations.

7. The location for the Heating and Cooling Plant addition is within the center of the property owned by the University and presently used as a campus by the University. It is also within the campus boundaries of the University, as proposed in the Campus Plan presented in Case 10814.

8. There will be no increase in enrollment at the University as a result of approving this application for the heating and Cooling Plant addition.

9. The proposed addition is substantially removed from any nearby residences.

10. The University presently has 3,708 parking spaces or more than double the 1,774 required by the regulation.

11. The traffic expert for the applicant testified and the Board finds that the operation of this plant will generate approximately thirty additional vehicular trips per day. Included in this total are a maximum of ten to twelve truck trips to carry coal and limestone to the plant and remove ash and other products of combustion from the plant.

12. The applicant's engineer testified and the Board finds that the plant will exceed all Federal and District environmental factors, with emissions of approximately 50% of allowable levels. Noise levels will not exceed those of a normal gas or oil-fuel plant, and there will be no adverse impact due to heat generation or other factors.

13. The National Capital Planning Commission, by letter dated December 3, 1976, reported that the proposed use is not inconsistent with the Comprehensive Plan for the National Capital, that the use is consistent with the University Campus Plan recommended by the Commission and that the use will not have a negative impact on adjoining federally owned Glover Archbold Park.

14. The Department of Transportation, by report dated April 6, 1977, offered no objection to the application.

15. The Fine Arts Commission and the Joint Committee on Landmarks of the National Capital, by report dated December 23, 1976, has reported favorably on the application.

16. The Municipal Planning Office, by report dated April 19, 1977, recommended approval of the application.

17. No adverse report or testimony in opposition was received.

CONCLUSIONS OF LAW:

The Board concludes that Georgetown University meets the requirements of a University within the meaning of the Zoning Regulations. The Board concludes the proposed addition is so located that it is not likely to become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions. The Board concludes that the proposed addition, when added to all existing buildings and structures on the campus, does not exceed the gross floor area prescribed for the R-5-B District. The Board is of the opinion that this project is in accordance with the University Campus Plan which has been presented to the Board in Case No. 10814, and with the purpose and intent of the Zoning Regulations. It is therefore ORDERED that this application be GRANTED.

VOTE:


4-0 (Theodore F. Mariani, Charles R. Norris, William F. McIntosh and Leonard L. McCants, Esq. to grant)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



Steven E. Sher
Executive Director

21 JUL 1977
FINAL DATE OF ORDER: _____

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.